

**BINDLOSS
ELEMENTARY/ JUNIOR HIGH SCHOOL
BINDLOSS, ALBERTA**

**School Facility Evaluation Project
Prairie Rose Regional
South Region, Div. #8**

**Prepared For
Alberta Infrastructure
March 2000**

**Prepared By
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TABLE OF CONTENTS

	Page
Executive Summary	i
Facility Profile and Summary	1
Section 1 – Site Conditions	4
Section 2 – Building Exterior	7
Section 3 – Building Interior	11
Section 4 – Mechanical Systems	14
Section 5 – Electrical Systems	21
Section 6 – Portable Buildings	26
Section 7 – Space Adequacy	27
Mini Plans	Ai
Typical Photographs	Aiii

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EXECUTIVE SUMMARY

In March 2000, Alberta Infrastructure engaged CJC Architects Inc. to evaluate the condition of schools within the Prairie Rose Regional Div. No. 8 School District. A standardized form, developed by Alberta Infrastructure and supplied to the evaluation team by the regional coordinator was used to document the condition and recommendations.

The original building was constructed in 1957. Additions were constructed in 1965 and 1990. There are no renovations noted and no Portables.

The school is constructed of concrete slab on grade and masonry bearing walls. The roof structure is wood framed. A mezzanine floor is located in the gym.

Summary of Observations and Recommendations

The school jurisdiction has no roof replacement program in place and consequently the roofing requires further investigation. The presence of hazardous material in the building is expected on piping insulation, light ballasts, and some interior finishes. The jurisdiction deals with this issue as they undertake upgrading. The additional costing for removal of hazardous material has not been included in any of the costing.

Architectural

The building exterior requires maintenance and some window replacement. The major interior work requires the replacement of doors and millwork and barrier-free requirements. Site walkways are cracked and need replacement.

Mechanical

The existing plumbing system is in good condition with only minor upgrades necessary. The heating is by furnace in each classroom and is in good working condition, however, ventilation is required for classrooms. The building has no cooling system.

Electrical

A lighting retrofit is recommended and additional exit lights are required.

Costing

The estimated construction costs for the remedial work in the attached evaluation form has been based on the Costing Unit Rate Chart developed by Alberta Infrastructure. Where this data was incomplete or inappropriate to the recommended work, unit costs based on the current market prices were used.

1.	Site Related Work	\$13,000.00
2.	Building Exterior	\$29,000.00
3.	Building Interior	\$62,000.00
4.	Mechanical Systems	\$45,050.00
5.	Electrical Systems	\$30,304.00
6.	Portables	N/A
Total Estimated Costs		\$179,354.00

Space Adequacy

The existing area, according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects is deficient.

Existing Total Gross Area (sm)	1204
Projected required total gross area (sm)	1719
Overage / (deficiency) (sm)	(515)

Further Investigation

Further investigation is required for roofing conditions and the removal of hazardous material during any renovation work. A review is recommended to determine the code implications of the Gym Mezzanine, which is open to the gym.

School Plan Data Information

The plan and data information for the building was supplied by the school jurisdiction. The information generally appears to be up to date.